

MINUTES OF THE
METROPOLITAN BUILDING COMMITTEE
THURSDAY, MARCH 28, 1963
STANLEY ROOM
12:30 p.m.

*File
Bldg Comm.*

ATTENDANCE: I. R. Tait, presiding. Messrs: H. Umphrey, E. Smith,
J. P. Petolas representing R. C. Rae, F. F. Fulton,
A. E. Sargent, R. A. Dickinson, C. M. McCully.

GRACE: C. M. McCully said grace.

MINUTES: The minutes of the meeting of February 20 th having been circulated by mail were taken as read and approved.

FLOOR LAY-OUTS: Following the request made at the previous meeting details
S.G.W.U. BUILDING of floor lay-outs with other relevant information were
PROJECT placed in the hands of all members of the committee. These
appear on file in the minutes.

CRITICAL PATH SCHEDULE: Both the Chairman and Mr. Sargent reported progress in discussing this matter with the architects. A number of people have been consulted and the architects are studying the matter carefully. Mr. Sargent is to review the subject further with the architects. It was the feeling of members of the committee that the basic idea inherent in critical path scheduling could be implemented at once by the architects in their production of detailed drawings and specifications. Further use of the technique was considered very desirable and discussions are to continue with the architects to review implications of this possibility.

EARTHQUAKE PROTECTION: It was agreed that the recommendation of the architects, which has been confirmed by an officer of the Provincial Government, that the structural design of the Sir George Williams University new building should be based on Zone 2 for earthquake requirements, be approved. This action would safeguard the risks inherent in what is considered to be an intermediate risk category.

It was pointed out that a new section of the building code is now being developed to include regulations relating to earthquakes and this action, therefore, would conform to what is now becoming more general practice.

The additional cost of the structural steel frame may be 10% or approximately \$120,000.

ARCHITECTS FEES: In the original contract with the architects provision is made for an additional fee of 2.5% to the 5% fee relating to: "Detailed laboratory layouts and air conditioning".

The architects now advise that in the original building estimate of \$15,000,000. and amount of \$5,000,000. is included for all mechanical and electrical services. \$2,000,000 represents the estimate for air conditioning and laboratory services. The additional fee

would be approximately \$50,000. In order to arrive at the exact fee it would be necessary to determine the actual breakdown of the mechanical and electrical contractors costs which is difficult to do with any precision.

It is suggested, therefore, that the fee be altered to .3% of the total cost which on the \$15,000,000 project would be \$45,000.

It was agreed that the suggested revision in the fee basis be approved with the understanding that the 5.3 percentage would apply to a maximum of \$15,000,000. and thereafter revert to 5%.

This matter is to be discussed further with the architects.

REQUEST BANK OF MONTREAL: The request of the Bank of Montreal that this institution be accorded first opportunity for the sole banking rights in the new building was considered. It was pointed out that the practice of establishing "On campus banks" of chartered banks in different universities has already been in operation in other Canadian universities.

The members of the committee were sympathetic to the request but felt that it would be impossible to sacrifice space which has already been carefully allocated for university purposes and this action having been taken after months of study and discussion.

Under the circumstances the committee regrets that there is no space available within the building project for such purposes and suggests that the decision with respect to further action in this connection is a policy matter for the attention of the Executive Committee.

APPROVAL OF LAYOUT PLANS: Layout plans in detail were presented to the committee and formally approved with the understanding that, except for minor details, the basic plan is not to be subject to further change. It now becomes the basis on which detailed drawings are to be developed.

ADJOURNMENT: The meeting adjourned at 2 o'clock.

SECRETARY

CHAIRMAN